

## DEVELOPMENT COMMITTEE

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FINAL PLAT  
FP-1516-22

DATE: December 23, 2015

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### STAFF REPORT

**ITEM:** Consideration of a Final Plat for NEELY ACRES ADDITION.

**LOCATION:** Generally located on the south side of East Franklin Road and one-quarter mile west of 48<sup>th</sup> Avenue N.E.

**INFORMATION:**

1. Owner. Joseph and Taya Neely
2. Developer. Joseph and Taya Neely
3. Surveyor. Lemke Land Surveying, L.L.C.

**HISTORY:**

1. October 18, 1961. City Council adopted Ordinance No. 1312 annexing this property into the Norman City limits.
2. December 19, 1961. Planning Commission recommended placing this property in the A-2, Rural Agricultural District.
3. January 23, 1962. City Council adopted Ordinance No. 1339 placing this property in A-2, Rural Agricultural District.
4. July 9, 2015. Planning Commission, on a vote of 7-0, recommended to City Council that this property be placed in A-1, General Agricultural District and removed from A-2, Rural Agricultural District.
5. July 9, 2015. Planning Commission, on a vote of 7-0, recommended to City Council that the preliminary plat for Neely Acres Addition be approved.
6. August 25, 2015. City Council postponed Ordinance No. O-1516-4 and the preliminary plat for Neely Acres Addition at the request of the applicant.
7. October 13, 2015. City Council adopted Ordinance No. O-1516-4 placing this property in the A-1, General Agricultural District and removing it from A-2, Rural Agricultural District.
8. October 13, 2015. City Council approved the preliminary plat for Neely Acres Addition with the waiver of deferral fee and street improvements to Franklin Road.

**IMPROVEMENT PROGRAM:**

1. Fire Protection. Fire protection will be provided by the Norman Fire Department.
2. Sanitary Sewers. There is an existing private sanitary sewer system serving the property.
3. Water. There is an existing private water well serving the property.
4. Streets. City Council, at its meeting of October 13, 2015, waived deferral fee and street paving improvements to Franklin Road.

**PUBLIC DEDICATIONS:**

1. Easements. All required easements are dedicated to the City on the final plat.
2. Rights-of-Way. Franklin Road right-of-way is dedicated to the City on the final plat.

**SUPPLEMENTAL MATERIAL:** Copies of a location map, preliminary plat, and final plat are attached.

**STAFF COMMENTS AND RECOMMENDATION:** The applicant has requested the Development Committee review the final plat and submit it to City Council for consideration. This property is in the A-1, General Agricultural District that allows less than ten (10) acre tracts. The owners intend to demolish the existing house and construct a new single family structure on the property.

There are no required public improvements.

The final plat is consistent with the approved preliminary plat. This property consists of 3.28 acres and one (1) lot.